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## Farmhouse for sale in Manche - VIRTUAL TOUR

Sourdeval , Manche , Normandy



# €113,000

inc. of agency fees

3 Beds    1 Baths    95 sqm    0.25 ha

Farmhouse with attached garage and further outbuildings set in almost 3/4 of an acre The property benefits from double glazed windows...

### At a Glance

<b>Reference</b>	MFH-NORF01875	<b>Near to</b>	Sourdeval	<b>Price</b>	€113,000
<b>Bed</b>	3	<b>Bath</b>	1	<b>Hab.Space</b>	95 sqm
<b>Land</b>	0.25 ha	<b>Pool</b>	No	<b>Land Tax</b>	N/A

### Property Description

Farmhouse with attached garage and further outbuildings set in almost 3/4 of an acre

The property benefits from double glazed windows (except 1) and could be lived in entirely on the ground floor as there is a downstairs bedroom, shower room and toilet. There is room to create additional bedrooms

in the loft space if required. It is in a quiet hamlet with 2 neighbours. The colourful gardens would definitely be of interest to a keen gardener.

The property is situated in the southwest of Normandy, near the borders of Manche and Calvados, and close to the thriving market town of Sourdeval. The town offers every amenity including two banks and supermarkets. Market day is held every Tuesday morning, as is the livestock market. The beaches on the west coast are an hour's drive away and Sourdeval is approximately 80 minutes drive from the port of Caen and an hour and forty minutes from Cherbourg. A little further afield are the D-Day landing beaches, the Mont St Michel. The Lac de la Dathée, ideal for walking, fishing and boating, and an 18 hole golf course are within 15 minutes drive, as is the Saint Sever forest.

here

## **THE ACCOMMODATION COMPRISES:**

### **On the Ground Floor -**

**Living Room/Kitchen** 5.83 x 5.83m Partly glazed door and window. Tiled floor. Granite fireplace with raised hearth (working). Space for free-standing cooker. Wood-fired "Rayburn" style cooker/heater. Stainless steel sink unit with cupboards under.

**Inner Hall** Tiled floor. Stairs to first floor.

**Bedroom 1** 4.10 x 3.35m Window to front elevation. Convector heater. Cupboard housing electrics. Telephone socket.

**Utility Area** Tiled floor. Wall cupboards. Space and plumbing for washing machine. Space and plumbing for washing machine.

**Cloakroom** Tiled floor and partly tiled walls. WC. Extractor.

**Shower Room** 2.56 x 1.93m Window to west elevation. Tiled floor and partly tiled walls. Convector heater. Pedestal basin. Shower. Bidet.

### **On the First Floor -**

**Landing** Wood flooring. Velux window to rear elevation. Electrics.

**Bedroom 2** 5.75 x 2.87m (max) Wood flooring. Window to front elevation. Sloping ceiling.

**Bedroom 3** 5.74 x 2.73m (max) Velux window to rear elevation. Sloping ceiling.

## **OUTSIDE :**

A gate leads to a **gravel drive**, parking and turning area, and an **attached garage**.

The **garden** is laid to lawn with mature fruit trees, flower beds and borders.

### **Open-fronted corrugated iron shed and dog run.**

**Garage** 6.57 x 5.09m Sliding wooden door to front elevation. Power and light.

**Cave** 3.60 x 2.90m Door to front elevation. Concrete floor. Power and light. Hot water cylinder. Stairs to loft storage area 7.00 x 6.00m

**Old Stone Bakery** 4.01 x 3.99m Fireplace. Door to west elevation. Synthetic slate roof.

**Detached Barn** 11.76 x 8.83m Constructed of block with fibre cement roof. Large openings to east and west elevations. **Enclosed storage area** 11.75 x 4.80m Stable door to east and pedestrian door to west elevations. **Attached** Open-sided corrugated iron and **timber barn** 11.75 x 3.64m

**Small poly-tunnel.**

**Corrugated iron Barn** to the rear of the house and garden.

**Shed.** Small **ornamental pond.** **Detached block-built storage area** with fibre-cement roof.

Enclosed area of the **garden** with fruit trees. **Chicken coop.** Corrugated iron **shed.** **Cider press.**

## **ADDITIONAL INFORMATION :**

Mains water, telephone and electricity are connected. Drainage to an all water septic tank. Heating is provided by Rayburn style heating and cooker in addition to an open fire. Hot water cylinder. Double glazed, PVC windows, apart from one.

## **FINANCIAL DETAILS :**

Taxes Foncières : Approx 300€ per annum

## Summary

Property type:	Farmhouse
Bedrooms:	3
Bathrooms	1
Price	€113,000

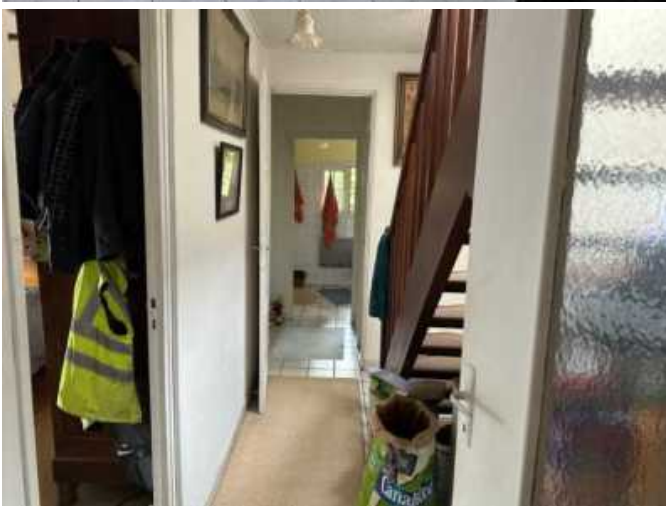
## Key Information

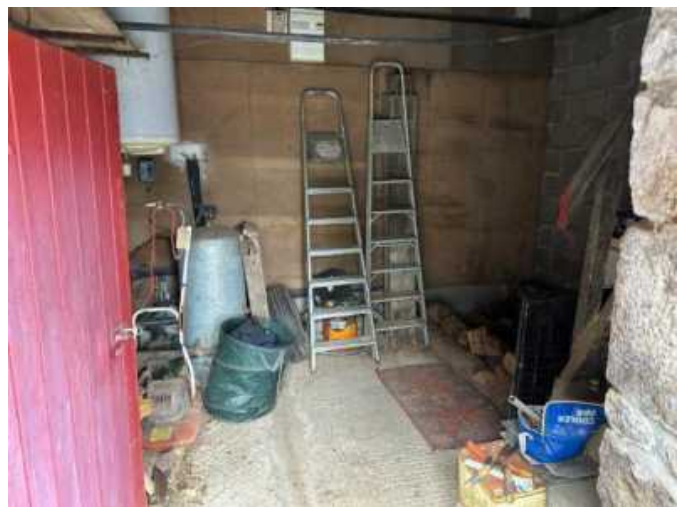
Internal Area:	95 sqm
Land Area:	0.25 ha

## Location: Normandy



## Gallery













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